



City of Chicago



SO2022-2058

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	7/20/2022
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 2-E at 1147 S Wabash Ave - App No. 21085
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

**FINAL FOR
PUBLICATION**

#21085
INTRO DATE
JULY 20, 2022

ORDINANCE

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Residential Business Planned Development No. 815 symbols and indications as shown on Map Number 2-E in the area bounded by:

a line 179.0 feet north of and parallel to East Roosevelt Road; the alley next east of and parallel to South Wabash Avenue; a line 100.50 feet north of and parallel to East Roosevelt Road; South Michigan Avenue; East Roosevelt Road; and South Wabash Avenue,

to those of a Residential-Business Planned Development No. 815, as amended, which is hereby established in the area described above, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereto and to no others.

SECTION 2. This ordinance shall be in full force and effect from and after its passage and due publication.

Subject Property: 1147 South Wabash Avenue

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RESIDENTIAL BUSINESS PLANNED DEVELOPMENT NO. 815, AS AMENDED

PLAN OF DEVELOPMENT STATEMENTS

1. The area delineated herein as a residential-business planned development consists of approximately forty-seven thousand one hundred thirty-seven (47,137) square feet (one and eight hundredths (1.08) acres) and is owned or controlled by Neighborhood Rejuvenation Partners, L.P. and Wabash/Roosevelt, L.L.C. Family Roots, LLC is the “Applicant” for purposes of this amendment to Subarea B.

2. All applicable official reviews, approvals or permits are required to be obtained by the co-applicants or their successors, assignees or grantees. Any dedication or vacation of streets or alleys, or easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the co-applicants or their successors, assignees, or grantees and approval by the City Council.

3. The requirements, obligations and conditions contained within this planned development shall be binding upon the co-applicants, their successors and assigns and, if different than the co-applicants, the legal title holder and any ground lessors. All rights granted hereunder to the co-applicants shall inure to the benefit of the co-applicants’ successors and assigns and if different than the co-applicants, then to the owners of record title to all of the property and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the property, at the time any applications for amendments, modifications or changes (administrative, legislative or otherwise) to this planned development are made shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this planned development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the property and any ground lessors. An agreement among property owners, the board of directors or any property owners association, or a covenant binding property owners, may designate the authorized party for any future amendment, modification or change.

4. This plan of development consists of these fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map, dated September 15, 2022; a Planned Development Property Line and Boundary Map; Vicinity/Context Map; a Site Plan; Garden Terrace at Ninth Floor; a Roof/Landscape Plan; Surface Parking Plan; Building Sections and Building Elevations dated February 14, 2002 prepared by DeStefano and Partners as to Subarea A and Vinci/Hamp Architects, Inc. as to Subarea B, as published in the February 27, 2002 *Journal of Proceedings of the City Council of the City of Chicago*, pages 80380 to 80393. Full size sets of the Site Plan, Roof/Landscape Plan and Building Elevations are on file with the Department of Planning and Development. The planned development is applicable to the area delineated hereto and these and no other zoning controls shall apply.

5. The following uses shall be permitted within the area delineated herein as “Residential Planned Development”:

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Subarea A: multi-family dwelling units, retail uses and parking.

Subarea B: multi-family dwelling units, art galleries, “Art Related Uses” as defined in the redevelopment agreement by and between the co-applicants and the City, business uses as permitted in the DX-12 Downtown Mixed-Use District, dormitory rooms and parking, accessory and non-accessory and cannabis dispensary provided that a special use is approved pursuant to the standards under Section 17-9-0129 of the Chicago Zoning Ordinance. No cannabis business establishment which requires a special use may operate in any planned development prior to such use being reviewed and approved as a special use by the Zoning Board of Appeals (17-9-0129-5). The special use application must be filed pursuant to Sections 17-13-0900, 17-13-0905-G and the applicable rules issued by the Zoning Board of Appeals.

6. Business identifications and identification signs shall be permitted within the planned development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Planning and Development.

7. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation.

8. In addition to the maximum height of the buildings and any appurtenance thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.

9. For purposes of Floor Area Ratio (“F.A.R.”) calculations, the definitions in the Chicago Zoning Ordinance shall apply.

10. The improvements on the property shall be designed, installed and maintained in substantial conformance with the site plan, Roof/Landscape Plan and Building Elevations or otherwise in accordance with the terms of the Redevelopment Agreement, and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.

11. The terms, conditions and exhibits of this planned development ordinance may be modified administratively by the Commissioner of the Department of Planning and Development upon the application for such a modification by Neighborhood Rejuvenation Partnership, L.P. as it relates to Subarea A and Wabash/Roosevelt, L.L.C. as it relates to Subarea B and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this planned development and the purposes underlying the provisions hereof. Any such modification of the requirements of this statement by the Commissioner of the Department

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of Planning and Development shall be deemed to be a minor change in the planned development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.

12. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.

13. The co-applicants acknowledge that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the property. Plans for all buildings and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 11-11-3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.

14. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the city in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The city encourages goals of (i) 26% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the Applicant's submission for Part II permit review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant's preliminary outreach plan, (b) a description of the Applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs

Applicant: Family Roots, LLC
Address: 1147 South Wabash Avenue
Introduced: July 20, 2022
Plan Commission: September 15, 2022

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and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

15. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to revert the Property to Residential-Business Planned Development 815, as approved February 27, 2002.

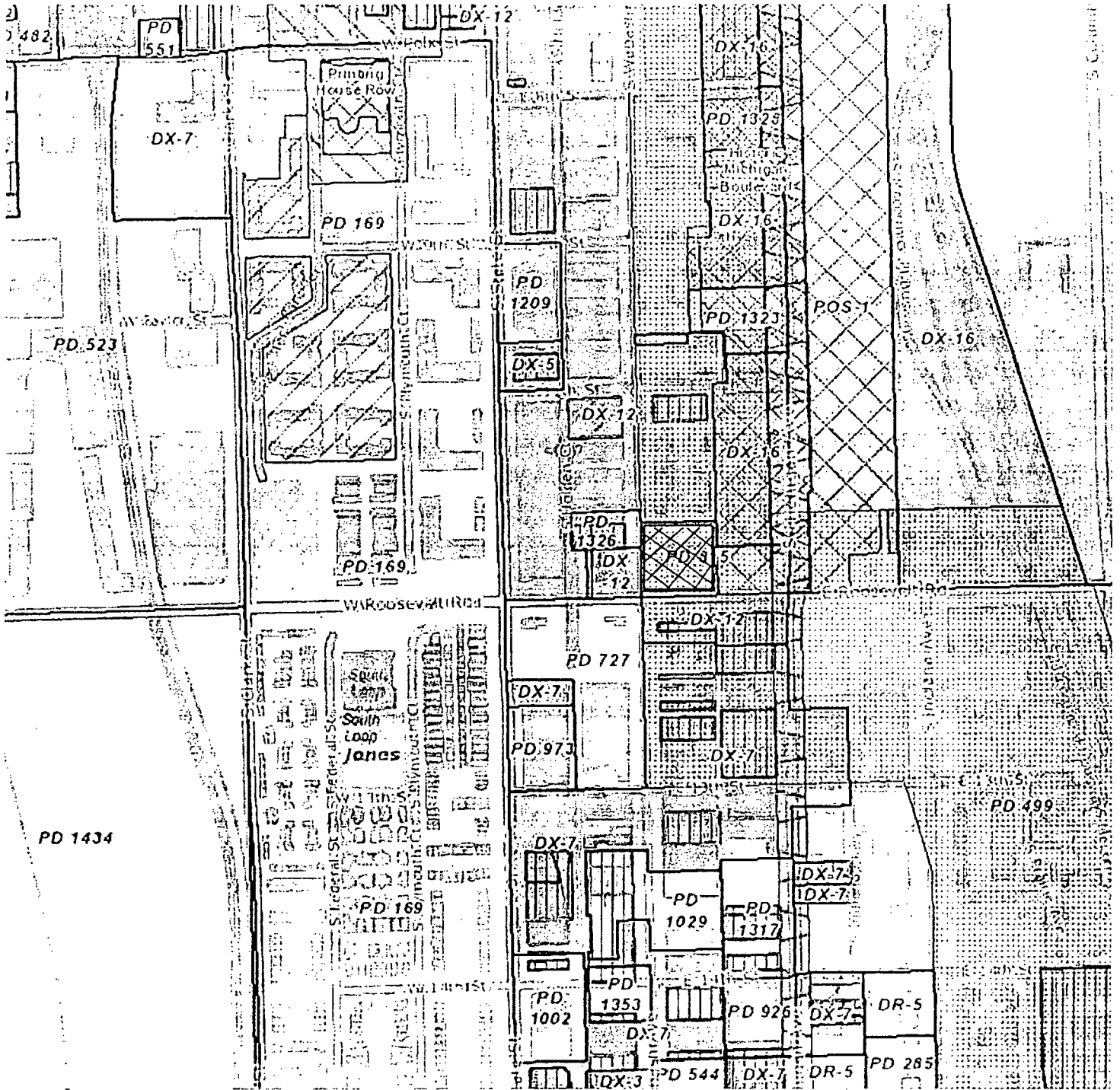
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Residential-Business Planned Development Number 815, as amended

Bulk Regulations and Data Table.

Net Site Area	Square Feet	Acre	Public Right-Of-Way	Gross Site Area	Maximum Floor Area Ratio	Maximum Number/Units
Subarea A	17,030.02	0.39	16,950.66	33,980.68	23.5	225
Subarea B	30,107.00	0.69	18,332.98	48,439.98	3.38	32 units or 65 dorms
TOTAL:	47,137.02	1.08	35,283.64	82,420.66	10.65	257

	Subarea A	Subarea B
Maximum Percent of Site Coverage:	Per Ground Floor Plan	Per Ground Floor Plan
Maximum Required Building Setbacks:	Per Ground Floor Plan	Per Ground Floor Plan
Maximum Building Height:	Per Building Elevations	Per Building Elevations
Minimum Number of Parking Spaces:	225 parking spaces	<i>If Surface Parking:</i> 34 parking spaces plus 15 tandem spaces <i>If Developed:</i> 49 parking spaces plus 1 space per dwelling unit
Minimum Number of Off-Street Loading Docks	2 loading docks	1 loading dock
Maximum Height of Building (to roof above highest habitable floor):	438 feet, 4 inches	102 feet, 0 inches

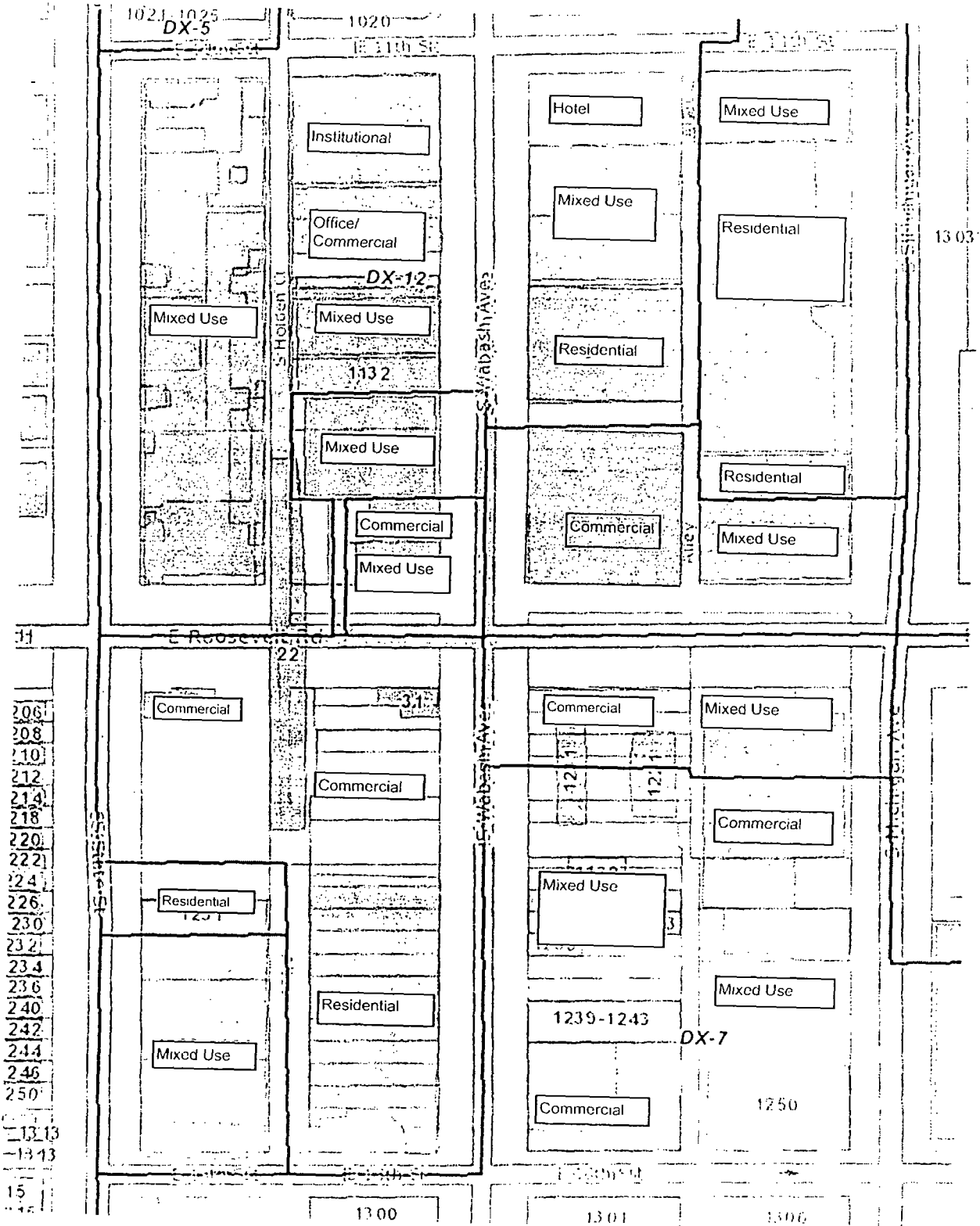


SURROUNDING ZONING MAP



SUBJECT SITE

Applicant Family Roots, LLC
 Address 1147 South Wabash Avenue
 Introduced July 20, 2022
 Plan Commission September 15, 2022



SURROUNDING LAND USE MAP

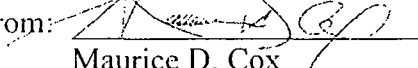
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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

To: Alderman Tom Tunney
Chairman, City Council Committee on Zoning

From: 
Maurice D. Cox
Chicago Plan Commission

Date: September 15, 2022

Re: Proposed Amendment to Residential Business Planned Development 815 (1147 South Wabash Avenue)

On September 15, 2022, the Chicago Plan Commission recommended approval of the proposed amendment to Residential Business Planned Development 815, submitted by Family Roots, LLC. The applicant proposed to amend Residential Business Planned Development 815 to add "cannabis dispensary" as a permitted use in Subarea B. No changes are proposed to the exterior of the existing building in Subarea B. A copy of the proposed ordinance, planned development statements, and bulk table are attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, Bureau of Zoning recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact Emily Thrun at 312-744-0756.

Cc: PD Master File (Original PD, copy of memo)